

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.942 ACRE (41,034 SQUARE FEET) ACCESS EASEMENT, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, OLTORF ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 10, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), WHICH TRACT 1 WAS CONVEYED TO WOODVIEW MHC, LLLP BY GENERAL WARRANTY DEED DATED SEPTEMBER 27, 2004, OF RECORD IN DOCUMENT NO. 2004187144, AND CORRECTED IN DOCUMENT NO. 2004217866 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A 3.3 ACRE TRACT DEDICATED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN DEED FILED AUGUST 5, 1955, OF RECORD IN VOLUME 1604, PAGE 83 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.942 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the curving southwest right of way line of Oltorf Street for the northwest corner of the herein described tract and having Texas State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet) grid values of N=10062278.87, E=3106413.73, and being in the northeast line of said 3.3 acre tract dedicated for street purposes, from which a calculated point bears N 53°34'55" W for a distance of 38.69 feet, for the northwest corner of said 3.3 acre tract dedicated for street purposes and said Tract 1, and from said calculated point a ½" Iron Rod found bears N 66°20'27" E for a distance of 1.11 feet;

THENCE, with the curving northeast line of the said 3.3 acre tract dedicated for street purposes, and with the said southwest right of way line Oltorf Street, and with a curve to the left, having a radius of 756.80 feet, a delta angle of 01°52'03", an arc length of 24.67 feet, and a chord which bears S 55°58'49" E, for a distance of 24.67 feet to a calculated point for the northeast corner of the herein described tract, from which a ½" Iron Rod found bears S 58°09'36" E, for a distance of 32.33 feet for the northeast corner of said 3.3 acre tract dedicated for street purposes;

THENCE, through the interior of said 3.3 acre tract dedicated for street purposes and said Tract 1, the following twenty three (23) courses and distances:

- 1) S 29°47'17" W a distance of 103.16 feet to a calculated point;
- 2) S 25°51'04" W a distance of 148.96 feet to a calculated point for the beginning of a curve to the right;
- 3) With said curve to the right, having a radius of 162.49 feet, a delta angle of 72°23'03", an arc length of 205.28 feet, and a chord which bears S 66°17'02" W, for a distance of 191.90 feet to a calculated point;
- 4) N 64°03'24" W a distance of 60.20 feet to a calculated point;

- 5) With said curve to the left, having a radius of 66.62 feet, a delta angle of $62^{\circ}14'17''$, an arc length of 72.37 feet, and a chord which bears $S\ 86^{\circ}48'17''\ W$, for a distance of 68.86 feet to a calculated point;
- 6) $S\ 58^{\circ}13'42''\ W$ a distance of 39.78 feet to a calculated point;
- 7) With said curve to the left, having a radius of 232.87 feet, a delta angle of $17^{\circ}58'24''$, an arc length of 73.05 feet, and a chord which bears $S\ 31^{\circ}32'29''\ W$, for a distance of 72.75 feet to a calculated point;
- 8) $S\ 24^{\circ}36'20''\ W$ a distance of 230.34 feet to a calculated point;
- 9) $S\ 21^{\circ}32'10''\ W$ a distance of 173.15 feet to a calculated point;
- 10) $S\ 19^{\circ}38'05''\ W$ a distance of 357.77 feet to a calculated point;
- 11) $S\ 16^{\circ}33'25''\ W$ a distance of 207.65 feet to a calculated point for the southeast corner of the herein described tract, from which a calculated point bears $S\ 59^{\circ}05'27''\ E$ for a distance of 87.53 feet, for the southwest corner of said 3.3 acre tract dedicated for street purposes;
- 12) $S\ 82^{\circ}29'23''\ W$ a distance of 25.92 feet to a calculated point for the southwest corner of the herein described tract;
- 13) $N\ 16^{\circ}16'33''\ E$ a distance of 218.97 feet to a calculated point;
- 14) $N\ 19^{\circ}33'12''\ E$ a distance of 358.56 feet to a calculated point;
- 15) $N\ 21^{\circ}38'34''\ E$ a distance of 174.26 feet to a calculated point;
- 16) $N\ 24^{\circ}11'55''\ E$ a distance of 230.89 feet to a calculated point, from which a $\frac{1}{2}$ " Iron Rod found for the point of a compound curve in the southeast right of way line of the Union Pacific Railroad and the northwest line of said Tract 1 bears $S\ 71^{\circ}\ 51'39''\ W$, for a distance of 108.31 feet;
- 17) With said curve to the right, having a radius of 120.49 feet, a delta angle of $41^{\circ}35'37''$, an arc length of 87.47 feet, and a chord which bears $N\ 36^{\circ}59'35''\ E$, for a distance of 85.56 feet to a calculated point;
- 18) $N\ 58^{\circ}30'30''\ E$ a distance of 39.74 feet to a calculated point;
- 19) With a curve to the right, having a radius of 67.57 feet, a delta angle of $76^{\circ}39'08''$, an arc length of 90.40 feet, and a chord which bears $N\ 81^{\circ}54'57''\ E$, for a distance of 83.81 feet to a calculated point;
- 20) $S\ 62^{\circ}47'42''\ E$ for a distance of 64.45 feet to a calculated point;
- 21) With said curve to the left, having a radius of 158.49 feet, a delta angle of $62^{\circ}13'40''$, an arc length of 172.14 feet, and a chord which bears $N\ 66^{\circ}01'03''\ E$, for a distance of 163.80 feet to a calculated point;

22) N 26°20'42" E for a distance of 146.22 feet to a calculated point;

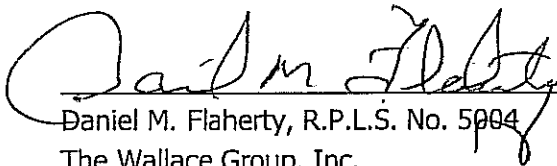
23) N 27°50'13" E for a distance of 107.70 feet to the **POINT OF BEGINNING** and containing 0.942 acres (41,034 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD83) which is based on the published grid coordinates for City of Austin Monuments G-20-3001(CB13) having coordinate values N=10061184.39, E=3104831.21 and H-20-3003(CB11) having coordinate values N=10061108.04, E=3109304.63.

This legal description is a part of and accompanies a separate sketch of this survey.

Surveyed under the direction and supervision of the undersigned:



Daniel M. Flaherty, R.P.L.S. No. 5004

The Wallace Group, Inc.

One Chisholm Trail, Suite 130

Round Rock, Texas 78681

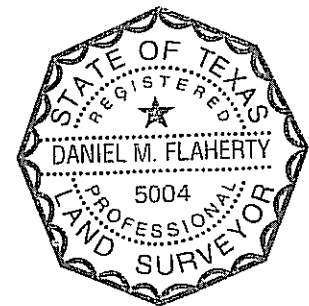
Ph. (512) 248-0065

Plat No. A-4412

22106-FN04.doc

04-19-2010

Date of Field Survey



06-10-2010

Date

REFERENCES

TCAD # 04-0106-0501

AUSTIN GRID H-20

FIELD NOTES REVIEWED

By JOHN L. MOORE Date 6-16-2010
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

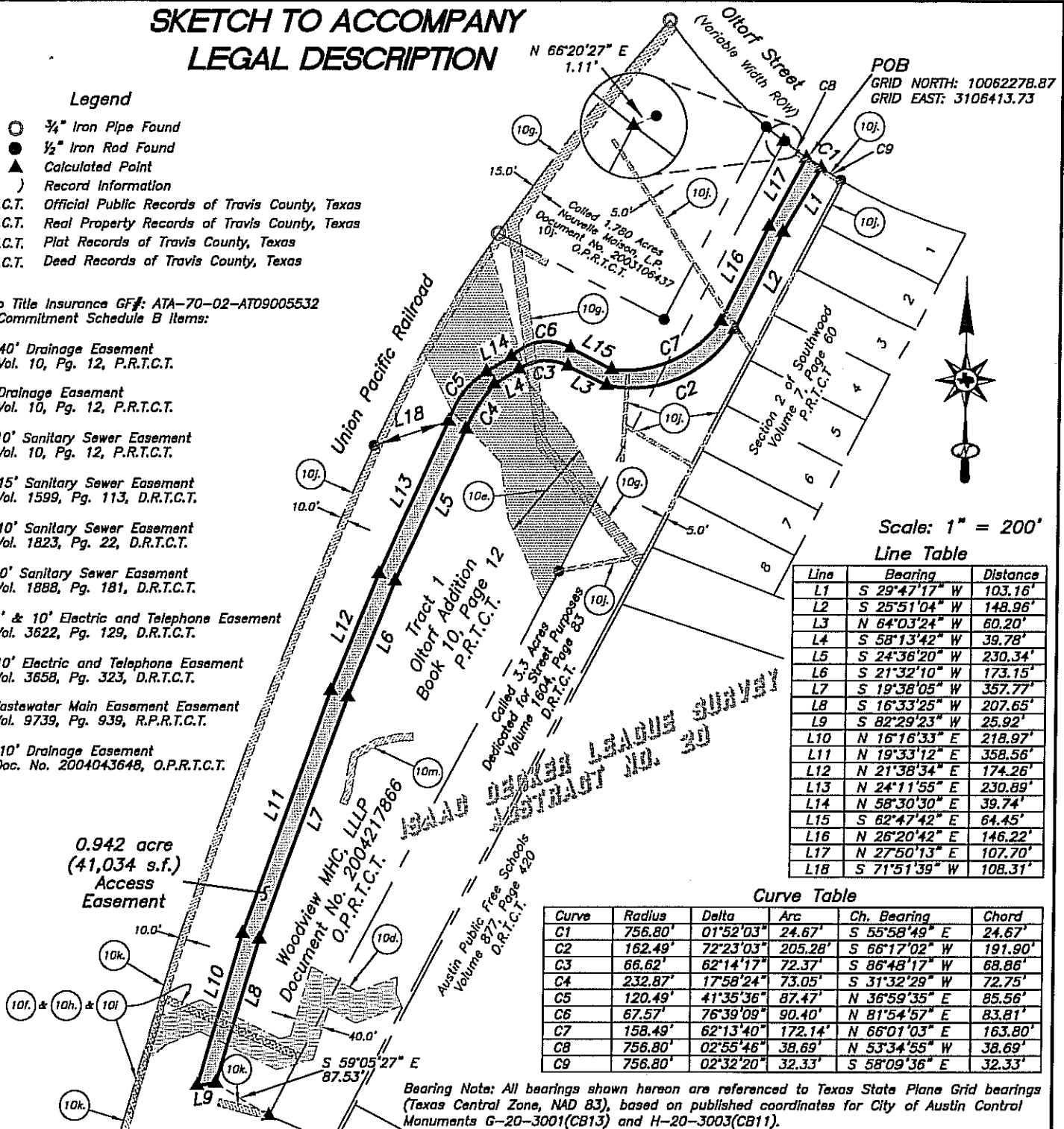
Legend

- 3/4" Iron Pipe Found
- 1/2" Iron Rod Found
- ▲ Calculated Point
- () Record Information
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- R.P.R.T.C.T. Real Property Records of Travis County, Texas
- P.R.T.C.T. Plat Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas

Alamo Title Insurance GF#: ATA-70-02-AT09005532
Title Commitment Schedule B Items:

- 10d. 40' Drainage Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10e. Drainage Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10f. 10' Sanitary Sewer Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10g. 15' Sanitary Sewer Easement
Vol. 1599, Pg. 113, D.R.T.C.T.
- 10h. 10' Sanitary Sewer Easement
Vol. 1823, Pg. 22, D.R.T.C.T.
- 10i. 10' Sanitary Sewer Easement
Vol. 1888, Pg. 181, D.R.T.C.T.
- 10j. 5' & 10' Electric and Telephone Easement
Vol. 3622, Pg. 129, D.R.T.C.T.
- 10k. 10' Electric and Telephone Easement
Vol. 3658, Pg. 323, D.R.T.C.T.
- 10l. Wastewater Main Easement
Vol. 9739, Pg. 939, R.P.R.T.C.T.
- 10m. 10' Drainage Easement
Doc. No. 2004043648, O.P.R.T.C.T.

0.942 acre
(41,034 s.f.)
Access
Easement



Scale: 1" = 200'
Line Table

Line	Bearing	Distance
L1	S 29°47'17" W	103.16'
L2	S 25°51'04" W	148.96'
L3	N 64°03'24" W	60.20'
L4	S 58°13'42" W	39.78'
L5	S 24°36'20" W	230.34'
L6	S 21°32'10" W	173.15'
L7	S 19°38'05" W	357.77'
L8	S 16°33'25" W	207.65'
L9	S 82°29'23" W	25.92'
L10	N 16°16'33" E	218.97'
L11	N 19°33'12" E	358.56'
L12	N 21°38'34" E	174.26'
L13	N 24°11'55" E	230.89'
L14	N 58°30'30" E	39.74'
L15	S 62°47'42" E	64.45'
L16	N 26°20'42" E	146.22'
L17	N 27°50'13" E	107.70'
L18	S 71°51'39" W	108.31'

Curve Table

Curve	Radius	Delta	Arc	Ch. Bearing	Chord
C1	756.80'	01°52'03"	24.67'	S 55°58'49" E	24.67'
C2	162.49'	72°23'03"	205.28'	S 66°17'02" W	191.90'
C3	66.62'	62°14'17"	72.37'	S 86°48'17" W	68.86'
C4	232.87'	17°58'24"	73.05'	S 31°32'29" W	72.75'
C5	120.49'	41°35'36"	87.47'	N 36°59'35" E	85.56'
C6	67.57'	76°39'09"	90.40'	N 81°54'57" E	83.81'
C7	158.49'	62°13'40"	172.14'	N 66°01'03" E	163.80'
C8	756.80'	02°55'46"	38.69'	N 53°34'55" W	38.69'
C9	756.80'	02°32'20"	32.33'	S 58°09'36" E	32.33'

Bearing Note: All bearings shown hereon are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD 83), based on published coordinates for City of Austin Control Monuments G-20-3001(CB13) and H-20-3003(CB11).



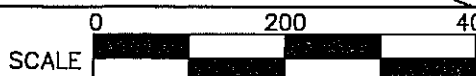
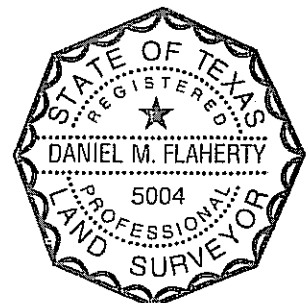
The Wallace Group, Inc.

1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers ■ Architects ■ Planners ■ Surveyors
Waco * Killeen * Dallas * Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 10TH DAY OF JUNE, 2010.

SURVEYED: 04-19-2010

Daniel M. Flaherty
DANIEL M. FLAHERTY, RPLS NO. 5004



SCALE

PLAT NO. A-4412

DRAFT DATE 6-10-10

DRAWN BY SGW

WORK ORDER NO. 22106

FIELDBOOK/Pg. 133/62

TAB # A-4412

DIGITAL FILE 382-003-ACCESSESMT3.DWG

F/N # 22106-04

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